



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

April 23, 2015

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on April 23, 2015 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Phillips, Kabriel, Finch, Toews, Zeno

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the Land Use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

There were none.

D. OLD BUSINESS

- 1. 3 Revell Street** – Mary Ann Treger – Enclose a portion of the existing first floor deck and terrace area below. Construct terrace deck above the first floor enclosure and install new windows and relocate existing doors.

Chair Kennedy explained that there will be no public testimony at this meeting and she will accept into the record the final exhibits relating to this application. She identified the protocol indicating that the exhibits will be accepted and then the HPC will deliberate. **Chair** Kennedy clarified that the HPC will deliberate on the following guidelines, B.1 B.6, D.1/SOI #9, D.15, D.18, D.24 and D.28b.

Chair Kennedy accepted the following exhibits into the record and then closed the record.

Exhibit Number	Exhibit Types
S	Seta Letter dated 4/6/15
T	Fremont Letter dated 4/6/15
U	Bass Letter dated 4/7/15
V	Patterson Letter dated 4/8/15
W	Boyd Letter dated 4/8/15
X	Lomax Letter dated 4/9/15
Y	Sheahan Rebuttal dated 4/16/15
Z	3 Revell Street Order dated 4/23/15

Deliberations

Vice Chair Leahy believes that there is differentiation between the new and old material so the application complies with SOI #9. The remaining Commissioners concurred. **Vice Chair** Leahy believes that the addition will not have a detrimental effect on the neighboring properties so complies with guideline B.1 and remaining commissioners agreed. The HPC believes that the addition is subordinate to the main structure so is compliant with guideline B.6. There has been a slight change in siding to compliment the existing siding so complies with guideline D.15. There was a change in the windows and doors to comply with guideline D.18. The addition visually relates to the existing building so complies with guideline D.24. The HPC believes that the material choices comply with guideline D.28B.

Vice Chair Leahy noted that whereas the application for 3 Revell Street complies with guidelines A.3, B.1, B.6, D.1 (SOI #9), D.15, D.18, D.24 and D.28b, moved approval of the application as stands. Ms. Zeno seconded the motion. The motion passed in a vote of 6-1 (Kennedy dissents.)

Chair Kennedy read into the record the Rules of Procedure 5.3 for accepting the findings of fact and conclusions of law. She noted that the City staff received a letter from the Sheahan's attorney relating to the findings of fact and conclusions of law.

Vice Chair Leahy agreed to prepare the findings of fact and conclusions of law for the majority vote and **Chair** Kennedy will prepare the record for the findings of fact and conclusions of law for the minority.

E. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. 60 College Avenue/St. John's College – Seating wall, landscaping and signs.

Vice Chair Leahy recused from participating in this application.

The applicant's representative described the location that is proposed for the wall indicating that they are hoping to clean out this area. The wall will be 21-inches high and the telephone pole will not be moved as a result of this proposal. There will be no significant trees removed and the historic walkway will be maintained.

Chair Kennedy **summarized** that this is an application for the introduction of a masonry stone wall at the corner of St. John's Street and College Avenue. She explained that the HPC is supportive of the application believing that it is **feasible** but have questions on whether the wall can be two heights to differentiate the signage part from the sitting part; applicant is encouraged to take a second look at the size of the actual brick patio section to determine whether the size needs to be quite that large or if there is another configuration that will achieve the programmatic needs of the school while at the same time does not create an empty gathering space; the applicant is encouraged to look at design alternatives for skateboarding deterrence to include it as part of the design objectives; the applicant is advised that archaeological review will be necessary given the sensitivity of the campus; the application should list whether the project will be ADA compliant; the lighting appears to be appropriate for way finding and signage; and the HPC looks forward to a full application when the applicant is ready to move forward.

National Historic Landmark

Ms. Craig referred to the press release for when the National Historic Landmark was established. She included a photograph of St. Claire Wright taken June 7, 1965. She has invited the Secretary of the Interior to come to Annapolis on June 23, 2015 to repeat a similar photograph. There may be a number of activities planned for that day. She will keep the HPC up to date.

F. ADJOURNMENT

The next meeting is scheduled for May 12, 2015 at 7:30pm at the City Council Chambers.

Mr. Toews moved to adjourn the meeting at 8:32pm. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

Tami Hook, Recorder